

5-2: RA-5 RESIDENTIAL AGRICULTURAL

H. DWELLING SIZE AND PATTERN

For any one-family dwelling, manufactured home, or other building containing a dwelling unit permitted in the zone:

1. The combined minimum habitable floor area of a dwelling's ground level story and any habitable stories above the ground level shall be not less than eleven-hundred (1100) square feet, excluding basements, crawl spaces, decks, patios, garages, unoccupied areas and non-habitable areas. For the purposes of this section, a story is deemed to be "ground level" or above if half or more of the distance between the floor and ceiling is elevated above the average grade of the ground surrounding the building. A "basement" is a story with half or more of the distance between the floor and ceiling below such average grade.
2. The roof shall have a slope of 2 to 12 or greater, shall have a nonreflective covering (exception: solar collection cells), and shall have eaves (including attached gutters) that extend at least six (6) inches beyond the walls.
3. The exterior siding material, other than windows and solar collection cells, shall be nonreflective.